

CASE #
PLAN REVIEW #

14-054886

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

APPLICANT: Doug Marcis / Richard Marcis
AUTHORIZED AGENT (if applicable):
STREET ADDRESS: 1202 Singleton
LEGAL DESCRIPTION: Subdivision – GLENWOOD ADDN
$\underline{\text{Lot(s)}^{\text{N45',E60' lot 5}}_{\text{Block}}}\underline{\text{22}} \underline{\text{Outlot}}\underline{\text{32\&33}}_{\text{Division}}\underline{\text{B}}$
ZONING DISTRICT AND NEIGHBORHOOD PLAN: Chestnut
LAND STATUS DETERMINATION CASE NUMBER (if applicable) N/A
REQUEST: up to 25% increase in one or more of the following:
 Maximum Floor to area ratio .4 or gross floor area >2300 sq ft. Maximum Linear feet of Gables protruding from setback plane Maximum Linear feet of Dormers protruding from the setback plane
Waive or modify the side wall articulation requirement of Section 2.7.
Side Wall Length Articulation
Please briefly and thoroughly
See attached

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.



APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

DESIGN GUIDELINE CONSIDERATIONS:

_	ee attached
,,,,,	
_	
	Does the development:
	a. Comply with the neighborhood design guidelines, if any
	See attached
	h. Provide consistency with the attractagns of the properties in the vicinity
	b. Provide consistency with the streetscape of the properties in the vicinity
	b. Provide consistency with the streetscape of the properties in the vicinity See attached
	See attached
	See attached
	See attached
	See attached
	See attached
	c. Provide consistency with the massing, scale and proximity of structures located on either side of
	c. Provide consistency with the massing, scale and proximity of structures located on either side of behind the development
	c. Provide consistency with the massing, scale and proximity of structures located on either side of behind the development

	d. Impact the privacy of adjacent rear yards
	See attached
-	
-	
•	e. Impact the topography or lot shape
	See attached
-	
-	
-	
	For a development of an entire block, will the development have a negative impact on the adjace property?
	A

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

1202 Singleton Plan Review # 14-054886 Attachment



Description:

We are requesting to modify the side gable exception to the side setback plane from 30' to 36'. This will result in a total additional dormer protrusion of approximately 54 cubic feet beyond what is currently allowed by the codes. This protrusion would be at the back of the lot and could only be seen by the neighbor immediately to the north. As an alternative, we could comply with current codes by simply lowering the slab 6" and moving the building 12" to the south. However, we feel strongly that we will be building a better structure with the plans as shown.

Design Guidelines Considerations:

1. Are there any recommendation from the neighborhood plan team for this development?

We will present any recommendations from the Chestnut Neighborhood association at the hearing.

2. Does the development:

a. Comply with the neighborhood design guidelines.

The Chestnut Neighborhood Plan does not state any specific design guidelines. However, among the neighborhoods top ten goals is: "promoting quality new development...and granting amnesty to smaller lots." And also "promote...infill housing compatible with the old style of the neighborhood." Our waiver request is a direct result of the size of the lot. Further, the design and scope of our development is certainly compatible with the old style of the neighborhood.

b. Provide consistency with the streetscape of the properties in the vicinity.

Yes. See attached pics of all the houses on the west side of the street.

c. Provide consistency with the massing, scale and proximity of structures located on either side of or behind the development.

Yes. See attached pics of all the houses on the west side of the street.

D. Impact the privacy of adjacent rear yards.

No. Our waiver request is only for attic protrusion. There are no windows or living space included in the waiver request.

E. Impact the topography or lot shape.

(lb)

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1306 McKinley	y Ave	
City, State Austin TX	Zip 78702	
Phone 512.577.3542	Printed Name Doug Marcis	
Signatu	Date 6/1/13	
and correct to the best of my knowledge		plication are true
Mailing Address 3926 RICKOV	/ER RD	
City, State SILVER SPRING	, MD Zip 20902	
Phone 301-962-3233	Printed Name Richard Marcis	-
Signature Ruhard D N	nuin Date 6/2/13	-

GENERAL INFORMATION FOR SUBMITTAL OF A MODICATION REQUEST TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

NOTE: PAYMENT OF APPLICATION FEE DOES NOT GUARANTEE AGENDA DATE. YOU WILL BE NOTIFIED OF YOUR AGENDA DATE ONCE YOUR MODIFICATION AS BEEN REVIEWED AND DETERMINED TO BE COMPLETE. A MODIFICATION APPLICATION WILL EXPIRE ON THE SAME DATE THE RESIDENTIAL APPLICATION EXPIRES. A RESIDENTIAL APPLICATION IS VALID FOR 180 DAYS UNLESS AN EXTENSION IS GRANTED.

	Completed Waiver Application
2	Completed and Reviewed Residential Application (Including all Checklist Items)
	Supporting Documentation: Neighborhood support letters (if any) Presented heaving Photos of subject property and surrounding properties
<u>5</u>	Provide a display of photos of the four closest houses with a drawing of the proposed project shown in context and scale. If there are less than four structures on the same side of the block or across the street, the lesser number of structures is photographed.
L <u>W/A</u>	If site requires any board hearings (BOA, HLC, etc.)? Case numberHearing Date
WA	Submit BOA Decision Sheet (if applicable)
	Historic (H) or Historic District (HD) Certificate of Appropriateness National Register Historical District (NRHD) Must submit HLC decision and comments.
10	Copy of Travis County Appraisal District (TCAD's) Appraisal Roll indicating: Square footage of subject property (available at www.traviscad.org)
u	A chart listing TCAD square footage and address of adjacent residences
12	The four structures that are closest to the subject property on the same side of the block and across the street shall be calculated. If there are less than four structures on the same side of the block and across the street, the lesser number of structures is calculated.
<u> </u>	If requesting an increase in floor-to-area ratio (FAR), a map of residences within a 300 foot radius and a chart listing FAR for each residence
14	Aerial view of subject property and properties within a 300 foot radius
IS	Elevation showing the height of the proposed structure as measured by the City of Austin
16	Application must be signed and dated by owner or agent
17 with existin	A plot plan must be submitted drawn to scale showing present and proposed construction along g structures on all adjacent lots
	1 (one) full set of plans legible and to scale (CD or Electronic copy preferred)

Tax plats (original size 1"=100") must be submitted showing subject property and property within a 500 foot radius. (Available at Travis Central Appraisal District, 8314 Cross Park Drive, 834-9138).
Check/Cash for notification/sign fee:
Please consider contacting your Neighborhood Association(s) and Neighborhood Contact Team about your request

Failure to include any of the above mentioned items could result in the postponement or denial of your request.

Please be advised that the Commission takes only 10 new cases per month. Please be advised that a request for reconsideration must be filed within 7 days from the Commission meeting.

If you need assistance completing this application (general inquires only) please contact 974-2522; 505 Barton Springs Road, 2nd Floor (One Texas Center).

	V AIRPORT LIBRA	•	IN ENERGY	MOSTIN V	MILK ;	OOM EMIC	N CENTER	VISITORS BU	REAU T	
PUBLIC INFORMATION	FOLDER DETAILS								1	
Public Search	Permit/Complaint	Case Number	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Exp l ta
Issued Construction Permits	2014-054886 PR	2014- 054886 PR	new 2 story	R- 101 Single Family Houses	New	1202 SINGLETO AVE	N Rejected	May 28, 2014	1	Nov 24, 2014
REGISTERED USERS									Relate	d Folder
New Registration	FOLDER INFO				٠					
	Information De	scription		Value	e					
Update Registration	Smart Housing?		No							
Permit Assign and Pay	Volume Builder		No							
r chiner borgh and r dy	Is this a one/two unit		No							
My Permits/Cases	Residential Zoning R Required?	eview	Yes							
t againming away). In the street the bound from the terror appropriate another than the first the	Flood Plain Review F	Required	No							
MyLicenses	Erosion Hazard Zone	•	No							•
Request/Cancel/	Required Fire Review Required	d	No							
View Inspections	Is Historical Review F		No							
ggg gaggan o't og okka nosmann sammlikk old om a skandare er er lættrækkelt ell halle blad.	Building Inspection	toquii ou i	Yes							
My Escrow Accounts	Tree Inspection		No					\$		
a contribute	On Site Sewage Fac	ility Inspectio	on No							
Reports	Is there Auxiliary Wat	ter?	No							
ул тарулуна испация. Винивереую на испълзот тисто, чт года отвечения.	Auxiliary Water Inspe	ection	No							
Login	Usage Category		101							
HELP	Hazardous Pipeline F Required	Review	No							
Web Help	Certificate of Occupa Issued	ancy to be	Yes							
web neip	Code Year		2012							
FEEDBACK	Code Type		Internation	al Resid	dential C	Code				
	Certified Applicant T	ype	No							
Contact PDR	,,	•								
	PROPERTY DETAILS									
•	Number Pre. Stree	t	Stree Type	t Dir	Suite S Type N	Suite Number City	sta	•	gal Desc	
	1202 SINGL	ETON	AVEN	UE		AUS	STIN TX	78702 Lot GL	: 5 Block: : FNWOOD	Subdivisi ADDN 19
	Lot: 5 Block: Subdivi	sion: GLENV	WOOD ADDN	1904				0.	2.41.002	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	PEOPLE DETAILS	,								
	Desc. Organizat	ion Name	Add	iress		City S	State Posta	al Phone1		
	Applicant 30 Degree		ug Marcis) 130	6 MC KI	NLEY A	VE AUSTIN T	TX 7870	2 (512)577-3	542	
	בעו עבה בבב		,							
	FOLDER FEE		Fee Amoun	6 Dalan	00					
	F Dindian		ree Milouii	t Daiaii						
	Fee Description Combined Plan Revi Development Service		\$342.0 e \$13.6							
	Combined Plan Revi	es Surcharg								
	Combined Plan Revi Development Service	es Surcharg	e \$13.6	3 \$0. Schedul	00	Start Date	End Dat	te Assig	ned Staff	# of Atten
	Combined Plan Revi Development Service PROCESSES AND NO	es Surcharg	e \$13.6	8 \$0.	00	Start Date	End Dat	te Assig	ned Staff	

Residential Zoning

Reviewer **Technical Building Code** Rejected

Rejected

May 29, 2014 Jun 5, 2014

May 29, 2014 Jun 5, 2014

Jun 5, 2014

Jun 5, 2014

Daniel Word (512-974-3341) Daniel Word (512-

974-3341)

FOLDER ATTACHMENT

Description

Review

Detail

initial application (pt 1)

View Attachment

initial application (pt 2)

View Attachment

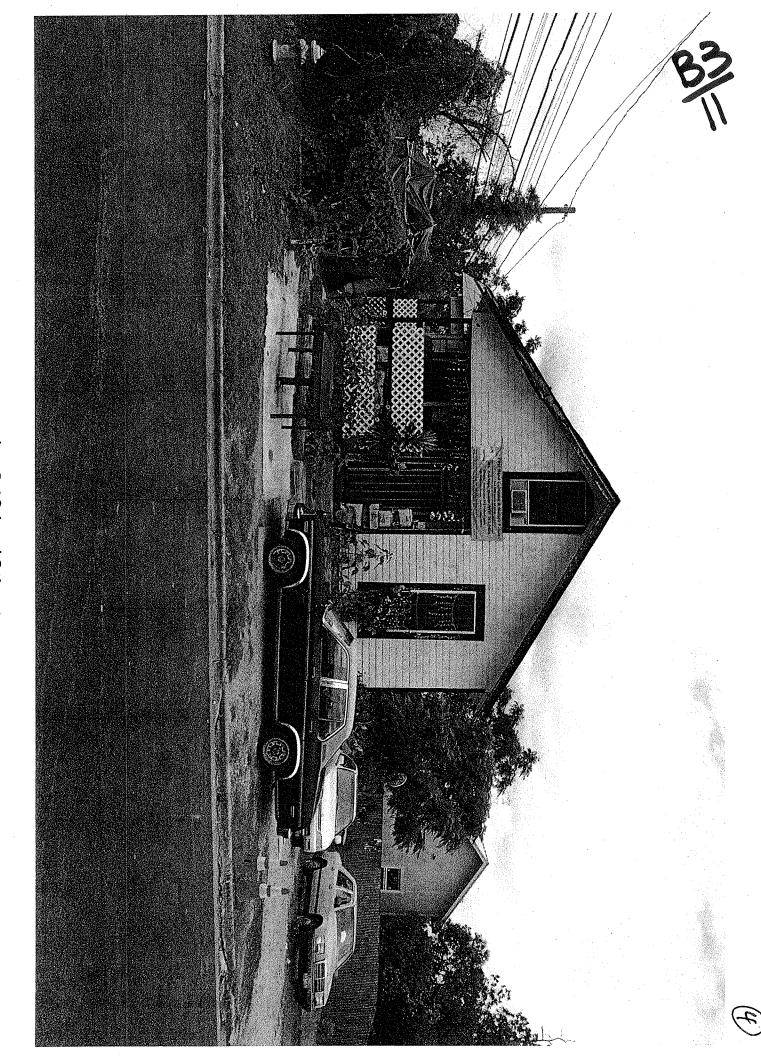
Back

PAYONLINE CALENDAR MEDIA CENTER FAQ CONTACTUS SITE MAP LEGAL NOTICES PRIVACYPO

1202 Singleton Plan Review # 14-054886

Neighborhood support letters will be presented at hearing





2 - 1202 Singleton

3 - 1204 Singleton

4 - 1206 Singleton

5 - 1208 Singleton

6 - 1210 Singleton

Property Search Results > 197550 MARCIS RICHARD for Year 2014



Property

Account

Property ID:

197550

Legal Description: N 45' OF E 60' OF LOT 5 BLK 22 OLT 32&33 DIV B GLENWOOD ADDN

Geographic ID:

0208110405 Real

Agent Code:

Type:

Property Use Code: Property Use Description:

Location

Address:

1202 SINGLETON AVE

TX 78702

Mapsco:

585R

Neighborhood:

E0030

Map ID:

021011

Neighborhood CD:

E0030

Owner

Name:

MARCIS RICHARD

Owner ID:

1397140

Mailing Address:

% Ow nership:

100.0000000000%

3926 RICKOVER RD

SILVER SPRING, MD 20902-2329

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	. +	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$90,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	4	90	n#

\$0 \$0 \$0 (+) Timber Market Valuation:

\$90,000 (=) Market Value: (-) Ag or Timber Use Value Reduction: -\$0

(=) Appraised Value: \$90,000 (-) HS Cap: \$0

(=) Assessed Value: \$90,000

Taxing Jurisdiction

Ow ner:

MARCIS RICHARD % Ownership: 100.0000000000%

Total Value:

\$90,000

Entit	y Description	Tax Rate App	raised Value	Taxable Value Es	stimated Tax
01	AUSTIN ISD	1.242000	\$90,000	\$90,000	\$1,117.80
02	CITY OF AUSTIN	0.502700	\$90,000	\$90,000	\$452.43
03	TRAVIS COUNTY	0.494600	\$90,000	\$90,000	\$445.14
0A	TRAVIS CENTRAL APP DIST	0.000000	\$90,000	\$90,000	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$90,000	\$90,000	\$116.10
68	AUSTIN COMM COLL DIST	0.094900	\$90,000	\$90,000	\$85.41
	Total Tax Rate:	2.463200	and the second s		
			Taxes	w/Current Exemptions:	\$2,216.88

Improvement / Building

No improvements exist for this property.

Land



Roll Value History

Year	Improvements	1	Land Market	Ag Valuation		Appraised	HS Cap	Assessed
2014	e - net egy ery er n ylas de die Standy ode enwylandy yn er _s y mae'r anni 'n y mae'r Mele	\$0	\$90,000	te same a la same de la Permanen de Louis, instrumentario este en communication de la same ser en communication de la same servicion de la same	0	90,000	\$0	\$90,000
2013	THE CONTRACT OF THE CONTRACT O	\$0	\$63,750	enter au anne a de l'anné el l'anne enterer en en est au de l'année en ent	0	63,750	\$0	\$63,750
2012		\$0	\$29,000		0	29,000	\$0	\$29,000
2011	to place the second Production and Aught adding Million Art to any time and the second	\$0	\$34,000	the interest of the second	0	34,000	\$0	\$34,000
2010	The second section is a second section of the	\$0	\$34,000	and the control of th	0	34,000	\$0	\$34,000
2009	Non-conformation and deviate from the Kindy Conformation (1997) to 1997	\$0	\$50,000	managan ng gang ang ang ang ang ang ang a	0	50,000	\$0	\$50,000

Deed History - (Last 3 Deed Transactions)

# Deed Dat	е Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1 5/14/2008	WD	WARRANTY DEED	WRIGHT SEAN R	MARCIS RICHARD			2008082919TR
2 7/9/2004	WD	WARRANTY DEED	MILLER ALFREDIA	WRIGHT SEAN R	00000	00000	2004134476TR
3 8/19/2002	WD	WARRANTY DEED	MILLER ALFREDIA M	MILLER ALFREDIA	00000	00000	2002154134TR

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

Website version: 1.2.2.3

Database last updated on: 6/4/2014 2:55 AM

© 2014 True Automation, Inc. All Rights Reserved. Privacy Notice

This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.



1202 Singleton Ave RDCC Wavier

B3 19

#11: Chart listing TCAD square footage and address of adjacent residences #12: The four structures that are closest to the subject property on the same side of the block and across the street shall be calculated. If there are less than four structures on the same side of the block and across the street, the lesser number of structures is calculated.

Immediately Adjacent Pro	SQFT	Lot SQFT	FAR	
2410 E 12 ST	1 FAM DWELLING	788	3600	0.22
2408 E 12 ST	1 FAM DWELLING	1281		
	GARAGE APARTMENT	560		
	Total	1841	6200	0.30
1204 SINGLETON AVE	1 FAM DWELLING	728	6200	0.12

Rest of Singleton Ave:

1206 SINGLETON AVE	Undeveloped	0	6200	0.00
1208 SINGLETON AVE	2 FAM DWELLING	960	6200	0.15
1210 SINGLETON AVE	1 FAM DWELLING	792	6200	0.13

Aerial view of subject property and properties within a 300 foot radius



Circle = approx 300' radius in accordance with Austin GIS

Owner's Authorization Letter



I hereby certify that I am the owner of the property referenced below. I respectfully request processing and approval of the attached permit and hereby authorize Douglas Marcis, the agent/applicant listed on this application, to act on my behalf during the processing and presentation of this request. He will be my principal contact with the City.

Property address:

1202 Singleton Austin, TX 78702 PID# 197550

Agent / Applicant:

Douglas Marcis 1306 Mc Kinley Ave Austin TX 78702 Ph: 512-577-3542

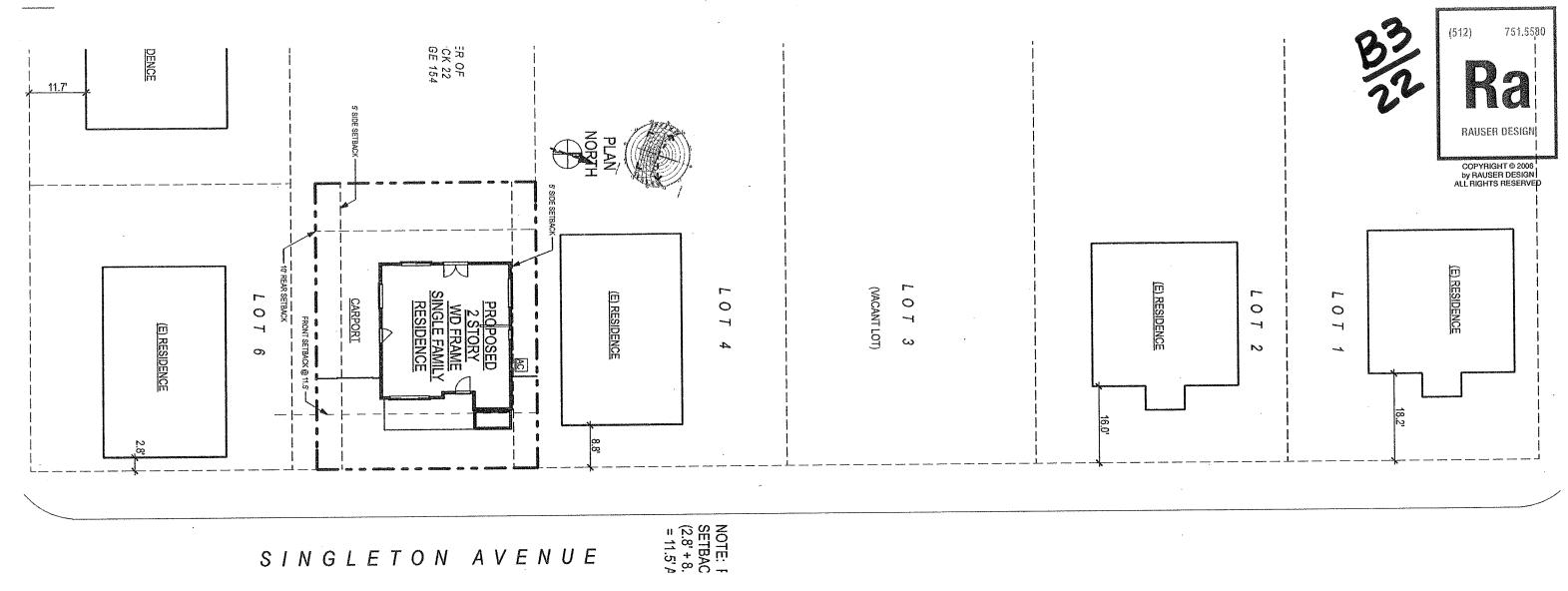
Owner:

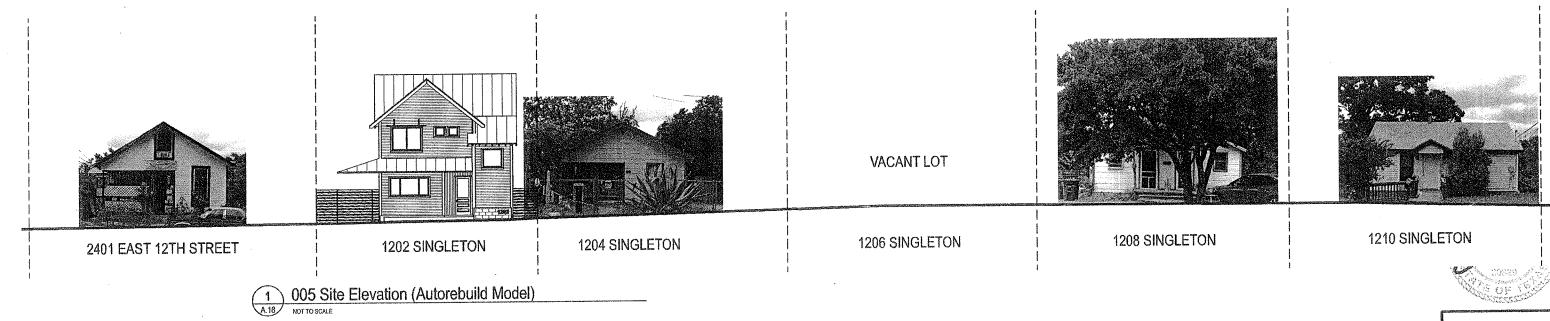
Richard Marcis 3926 Rickover Road Silver Spring, MD 20902

Ph: 301-962-3233

Ruhad D. Muis

Oct 10, 2012

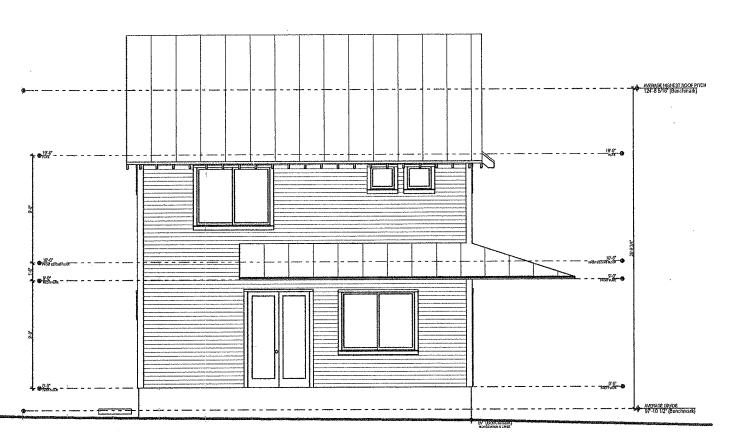




SINGLETON
A. 18
Street Context Elevation

RAUSER DESIGN

COPYRIGHT © 2006 by RAUSER DESIGN ALL RIGHTS RESERVED



1 001 West Elevation (Autorebuild Model)

SCALE: 1/8" = 1/-9"



002 East Elevation (Autorebuild Model)

SCALE: 1/6" = 1'-0"

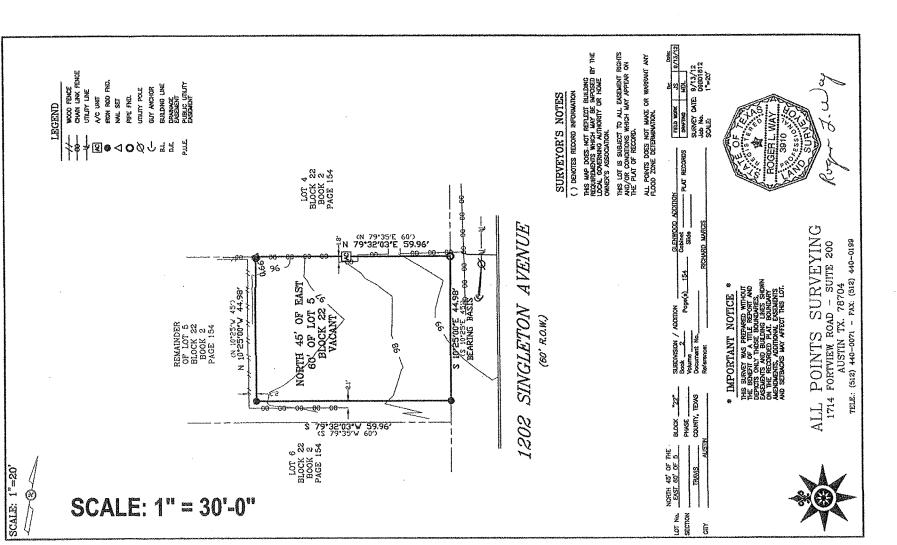
SINGLETON A.10
Elevations

HOUSE LOT 1 BLOCK 22 BOOK 2 PAGE 154 HOUSE LOT 2 BLOCK 22 BOOK 2 PAGE 164 LOT 3 BLOCK 22 BOOK 2 PAGE 154 SINGLETON AVENUE (60' Rail) LOT 4 BLOCK 22 BOOK 2 PAGE 154 NORTH 45' OF EAST 60' OF LOT 5 BLOCK 22 VACANT

ALL POINTS SURVEYING 1714 FORTYEN ROAD - SUITE 200 AISTIN TX. 78704 TELE: (812) 440-0091 - 183K (812) 440-0199

(512)751.5580 **RAUSER DESIGN**

COPYRIGHT © 2006 by RAUSER DESIGN ALL RIGHTS RESERVED



SINGLETON

A.02

SCALE: 1"=30'

REMAINDER OF LOT 5 BLOCK 22 BOOK 2 PAGE 154

SCALE: 1" = 40'-0"

LOT 8 BLOCK 22 BOOK 2 PACE 154

HOUSE PORCH